



Meridian Street Preservation Area Plan

September 1, 2004

City of Indianapolis
Department of Metropolitan Development
Division of Planning

Meridian Street Preservation Area Plan

City of Indianapolis, IN
Department of Metropolitan Development
Division of Planning

Adopted by the Metropolitan Development Commission
Resolution No. 04-CPS-R-003 September 1, 2004

Table of Contents

Introduction.....	1
Data Inventory	2
Land Use Plan.....	8
Zoning Plan.....	12
List Of All Recommended Land Use Changes.....	14
List Of All Recommended Zoning Changes.....	14

List of Maps

Location Map	3
Census Block Groups.....	5
Existing Land Use.....	7
Proposed Land Use	9
Proposed Changes in Land Use	11
Existing Zoning.....	13
Proposed Zoning	15
Proposed Changes in Zoning	17

List of Tables

Table 1: Population and Housing Units: 1990 and 2000 Census.....	2
Table 2: Age Composition: 2000 Census.....	2
Table 3: Income Distribution: 2000 Census.....	4
Table 4: Educational Attainment: 2000 Census	4
Table 5: Household Tenure: 2000 Census.....	6
Table 6: 2002 Existing Land Use.....	6
Table 7: Proposed Land Use Differs from Existing Land Use	14
Table 8: Proposed Zoning Differs from Existing Zoning	14

Introduction

This document began as a compilation of all recent work related to the Meridian Street Preservation Area along with Census statistics and recent fieldwork. Since this information was first presented at the Meridian Street Preservation Area meeting on October 15, 2002, staff has made changes recommended by neighborhood stakeholders. The boundary of this plan was determined using the Meridian Street Preservation boundary and incorporates the Meridian Street right-of-way that lies north of 40th Street and south of Westfield Boulevard. Any parcel of land with any portion lying within 1000 feet due west or east of the Meridian Street right-of-way or lying within a radius of 750 feet of the intersection of Meridian Street and 40th Street and the intersection of Meridian Street and Westfield Boulevard is included in the plan boundary.

The Meridian Street Preservation Commission gave approval of a draft of the Meridian Street Preservation Area Plan at their July 20, 2004 meeting.

The following studies were used to prepare this document:

- *Butler-Tarkington Neighborhood Plan*, 1985;
- *Meridian-Kessler Subarea Plan*, 1979;
- *North Meridian Street Corridor- Section Six Plan*, 1986; and
- *Washington Township Comprehensive Plan Update*, 1993.

In addition, Indiana Code Title 36 Article 7 Chapter 11.2 contains information regarding rules and regulations applicable to the Meridian Street Preservation Area. This chapter of the Indiana Code explains the duty and responsibilities of the Meridian Street Preservation Commission along with the rules and regulations concerning planning and development necessary to preserve the Meridian Street district.

Another available resource is the *North Meridian Street Preservation Area Design Guidelines*, which was adopted by the Meridian Street Preservation Commission in 1993. These design guidelines were adopted to assist in the design review process and create a relative consistency in decision making.

Data Inventory- Housing and Demographic Profile

The housing and demographic profile statistical numbers were drawn from the 2000 and 1990 Census. The Meridian Street Preservation data was calculated using the following Census Block Groups:

Census Tract 321200, Block Group 3;
Census Tract 321800, Block Group 3 and 4;
Census Tract 321900, Block Group 1 and 3; and
Census Tract 322000, Block Group 1.

Population

In 2000, the total population of the Meridian Street Preservation Area was 5,144 persons. This was an 11.2% decrease from 1990 when the total population of the Meridian Street Preservation Area was 5,689. In comparison, Washington Township and Marion County, from 1990 to 2000, had population changes of -0.8% and +7.9%, respectively.

Housing Units

In 2000, the total number of housing units (occupied and vacant) in the Meridian Street Preservation Area totaled 2,227. This represents a 1.7% decrease from the 1990 figure of 2,264. In contrast, Washington Township and Marion County had unit changes of +3.5% and +10.8%, respectively from 1990 to 2000.

Table 1: Population and Housing Units: 1990 and 2000 Census

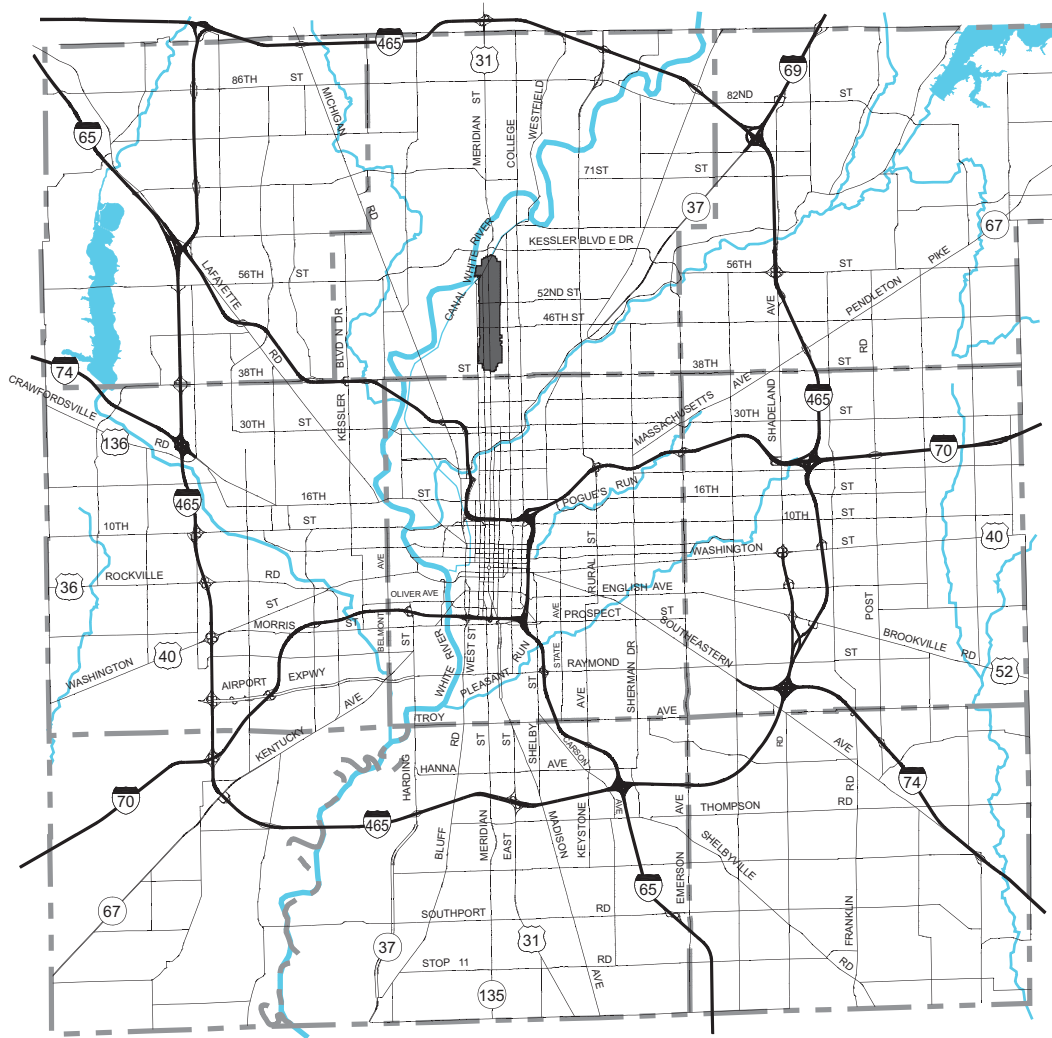
	Population			Housing Units		
	1990	2000	% Change	1990	2000	% Change
Meridian Street Preservation	5,689	5,114	-11.2	2,264	2,227	-1.7
Washington Township	133,969	132,927	-.8	62,907	65,117	3.5
Marion County	797,159	860,454	7.9	349,403	387,183	10.8

Age Composition

The 2000 Census age composition of the Meridian Street Preservation Area residents is shown in the following chart. All Meridian Street Preservation age cohorts were at similar percentages when compared to Washington Township and Marion County.

Table 2: Age Composition: 2000 Census

	Meridian Street Preservation		Washington Township		Marion County	
	Number	Percent	Number	Percent	Number	Percent
18 and Under	1,185	23.0	31,302	23.6	244,709	28.4
18-64	3,278	63.7	83,493	62.8	520,211	60.5
65+	681	13.3	18,132	13.6	95,534	11.1
Total	5,144	100.0	132,927	100.0	860,454	100.0



Meridian Street Preservation Area Location Map

 Meridian Street
Preservation Area



City of Indianapolis
Department of Metropolitan Development
Division of Planning
September 1, 2004



Income Distribution

During 1999, the median household income in the Meridian Street Preservation Area ranged from \$37,237 to \$134,821. The median household income is a range because each of the six Census Block Groups has a separate median household income. The low end of this range of \$37,237 is below that of the 1999 Washington Township (\$47,079) and Marion County (\$40,421). On the other hand, the high end of the Meridian Street Preservation range (\$134,821) is a great deal higher than the 1999 median income of Washington Township and Marion County.

Table 3: Income Distribution: 2000 Census

	Meridian Street Preservation		Washington Township		Marion County	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	112	5.2	3,833	6.4	30,072	8.5
\$10,000-\$14,999	66	3.1	2,522	4.2	21,695	6.2
\$15,000-\$24,999	161	7.5	6,931	11.6	48,841	13.9
\$25,000-\$34,999	132	6.2	7,926	13.3	50,086	14.2
\$35,000-\$49,999	253	11.8	10,223	17.2	62,520	17.7
\$50,000-\$74,999	396	18.5	12,072	20.3	70,353	20.0
\$75,000-\$99,999	240	11.2	6,466	10.9	33,978	9.6
\$100,000-\$149,999	430	20.0	5,631	9.4	23,108	6.6
\$150,000-\$199,999	137	6.4	1,786	3.0	5,595	1.6
\$200,000+	217	10.1	2,211	3.7	6,013	1.7
Total Households	2,144	100.0	59,601	100.0	352,261	100.0
Median Income	\$37,237- \$134,821		\$47,079		\$40,421	
% Below Poverty	36	1.7	10,241	7.9	95,827	11.4

Educational Attainment

In 2000, statistics on educational attainment show that 96% of the Meridian Street Preservation Area residents over age 25 have at least a high school diploma. This percent is higher than the comparable figures for Washington Township (91.1%) and Marion County (81.7%). Also, 70.3% of Meridian Street Preservation Area residents completed college degrees, compared to 51.2% of Washington Township and 31.0% of Marion County residents.

Table 4: Educational Attainment: 2000 Census

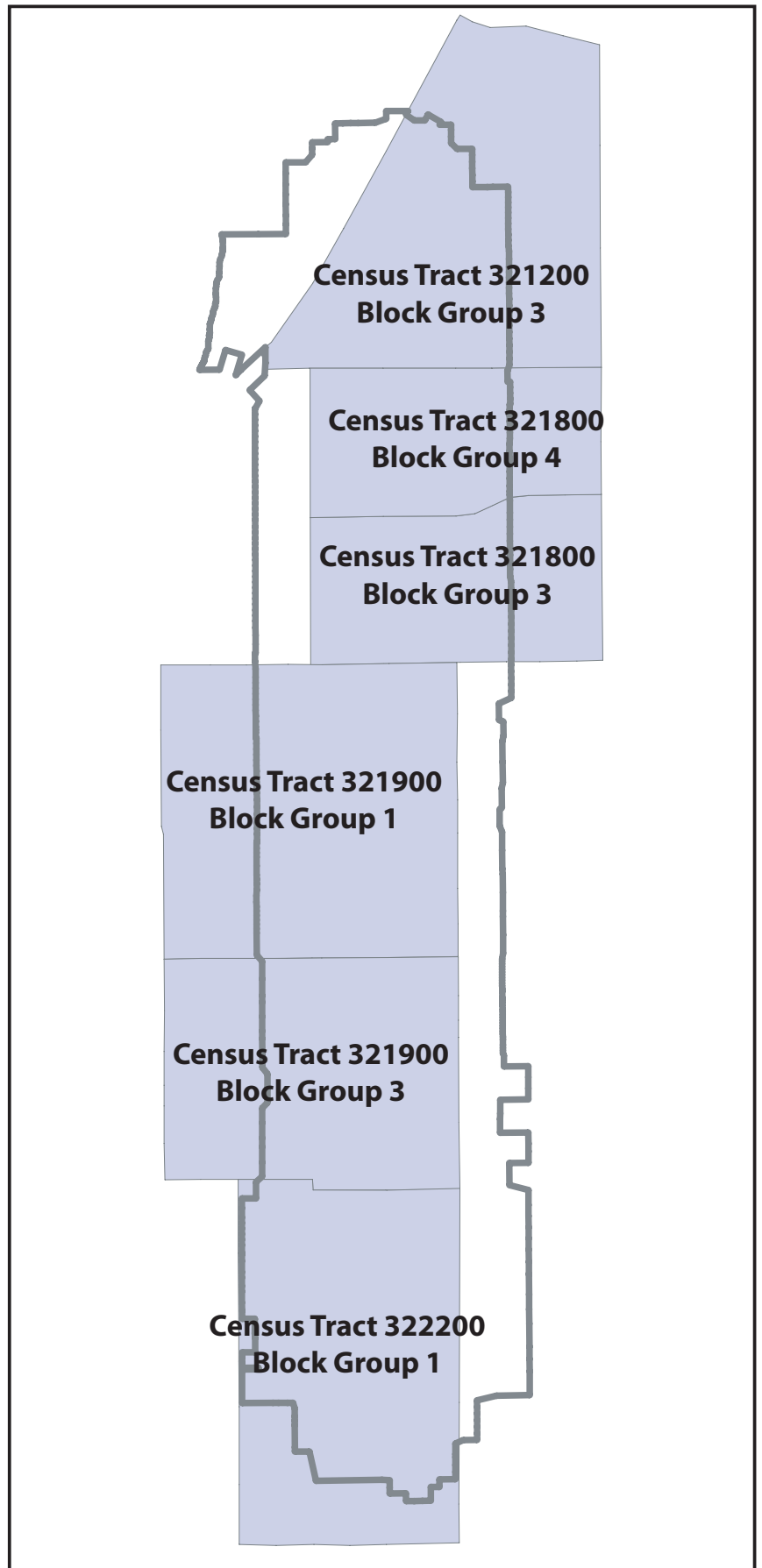
	Meridian Street Preservation		Washington Township		Marion County	
	Number	Percent	Number	Percent	Number	Percent
Less than 9 th Grade	25	0.7	1,783	2.0	25,594	4.6
9 th -12 th Grade, No Diploma	118	3.3	6,230	6.9	76,002	13.7
High School Graduate	441	12.3	16,964	18.7	163,991	29.6
Some College, No Degree	481	13.4	19,260	21.2	116,462	21.1
Associate Degree	123	3.4	4,579	5.0	30,862	5.6
Bachelor's Degree	1,231	34.3	26,257	28.9	92,419	16.7
Graduate or Professional Degree	1,167	32.6	15,702	17.3	48,131	8.7
Total	3,586	100.0	90,775	100.0	553,549	100.0

Census Block Groups

This map shows the 2000 Census Block Groups used to determine housing and demographic profile information for the Meridian Street Preservation Area.



City of Indianapolis
Department of Metropolitan Development
Division of Planning
September 1, 2004



Household Tenure

In 2000, 79.3% of the households in the Meridian Street Preservation Area consisted of owner occupants, which is significantly higher than the comparable rates for Washington Township and Marion County (56.6% and 59.3%, respectively).

Table 5: Household Tenure: 2000 Census

	Meridian Street Preservation		Washington Township		Marion County	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	1,766	79.3	33,721	56.6	208,957	59.3
Renter Occupied	461	20.7	25,885	43.4	143,207	40.7
Total	2,227	100.0	59,606	100.0	352,164	100.0

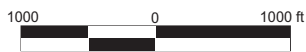
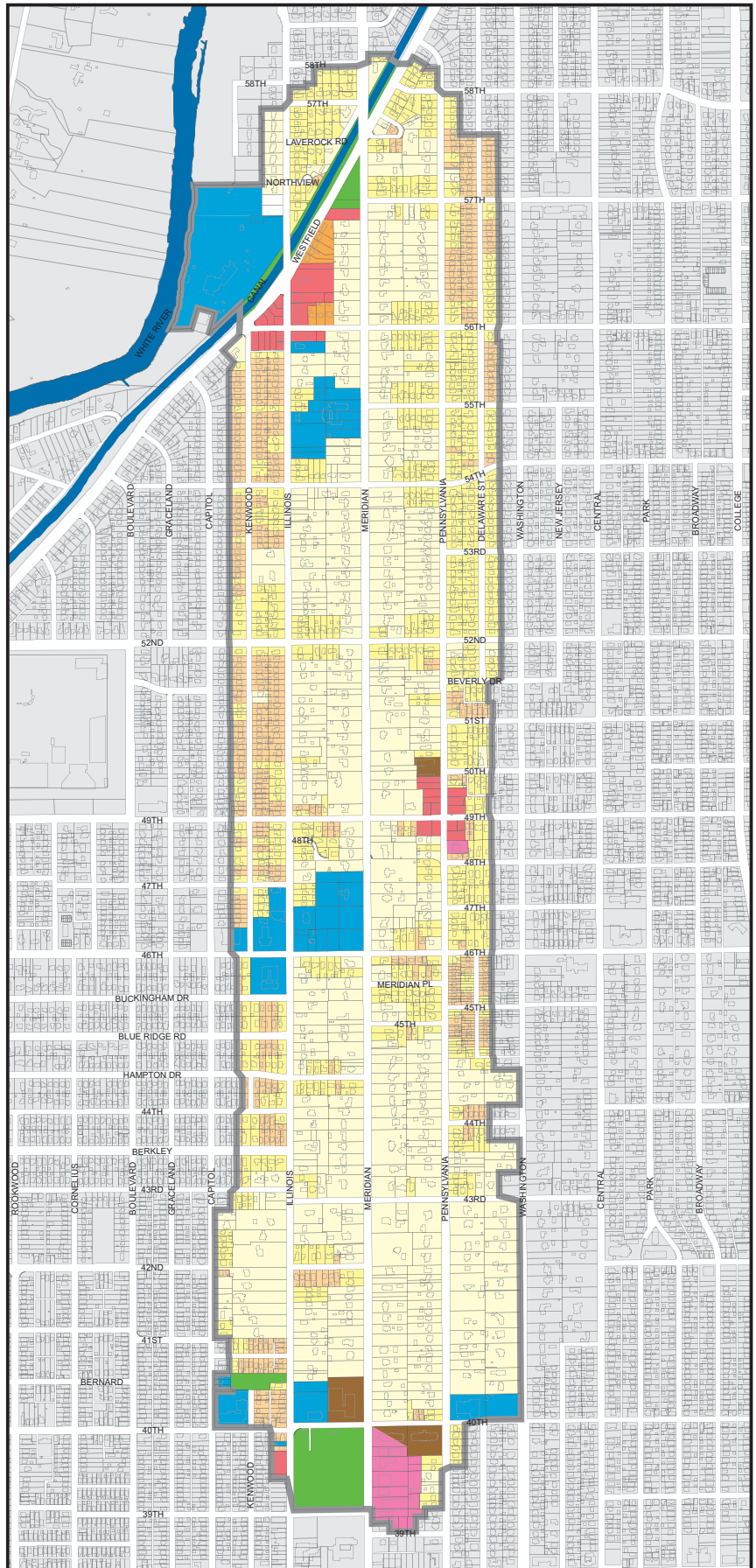
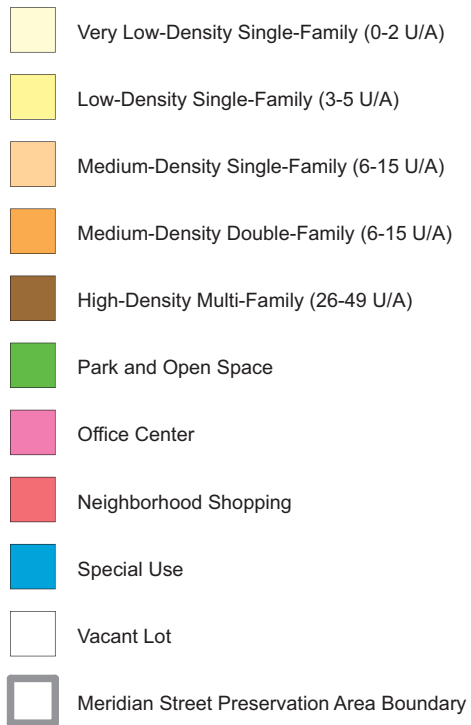
Existing Land Use

The existing land use is predominately residential, accounting for 85.1% of the 532.3 acres that comprise the Meridian Street Preservation Area. The remainder of the land use is relatively diverse.

Table 6: 2002 Existing Land Use

	Acreage	Percent
Very Low-Density Single-Family Residential	254.3	47.7
Low-Density Single-Family Residential	130.9	24.6
Medium-Density Single-Family Residential	59.6	11.2
Medium-Density Double-Family Residential	2.5	0.5
High-Density Multi-Family Residential (26-49 U/A)	5.9	1.1
Office Center	7.4	1.4
Neighborhood Shopping	10.5	2.0
Special Use	45.1	8.5
Parks and Open Space	14.8	2.8
Vacant Lot	1.3	0.2
Total	532.3	100.0

Existing Land Use



City of Indianapolis
Department of Metropolitan Development
Division of Planning
September 1, 2004

LAND USE PLAN

The land use plan for the Meridian Street Preservation Area is designed as an update to portions of the Comprehensive Plan of Marion County for Washington Township and any neighborhood or corridor plan for the area.

Land Use Definitions

Land use plans make recommendations that address issues and concerns of residents and property owners in the neighborhood. The premise for developing a land use plan is the protection of health, safety, and welfare of residents and the rights of property owners established in law.

Recommending land uses on a plan does not mean the land will automatically change to the recommended uses. Rather, the plan will serve as a guide for future development. When zoning variance and rezoning cases are being considered by the Metropolitan Development Commission, information from the land use plan will be used to substantiate the desirability of a use for a particular site.

The following describes typical uses that may be found in each land use category. Some uses may be subject to certain restrictions or limitations by zoning. The appropriate ordinances should also be consulted.

Very Low-Density Single-Family Residential

0 - 2 Dwelling units per acre. Single-family houses.

Low-Density Single-Family Residential

3 - 5 Dwelling units per acre. Single-family houses.

Medium-Density Single-Family Residential

6 - 15 Dwelling units per acre. Single-family houses.

Medium-Density Double-Family Residential

6 - 15 Dwelling units per acre. Two-family houses.

High-Density Multi-Family Residential 26-49 U/A

26 - 49 Dwelling units per acre. Multi-family apartments.

High-Density Multi-Family Residential 50+ U/A

50+ Dwelling units per acre. Multi-family apartments.

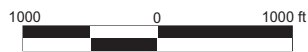
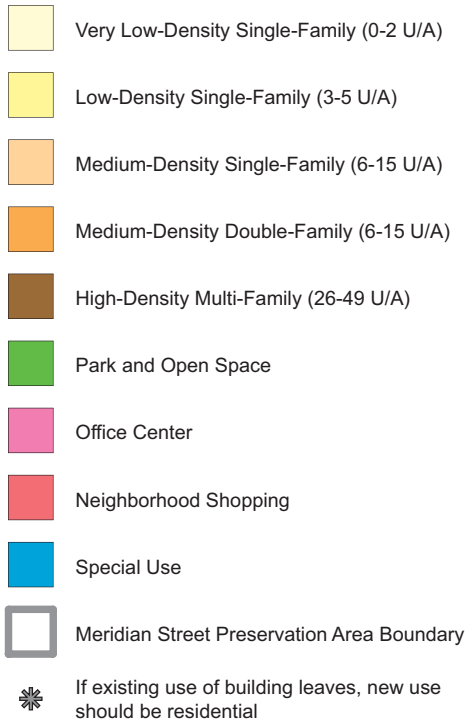
Office Center

Office development that generally includes three or more buildings and an internal road system. Generally buildings with more than two stories.

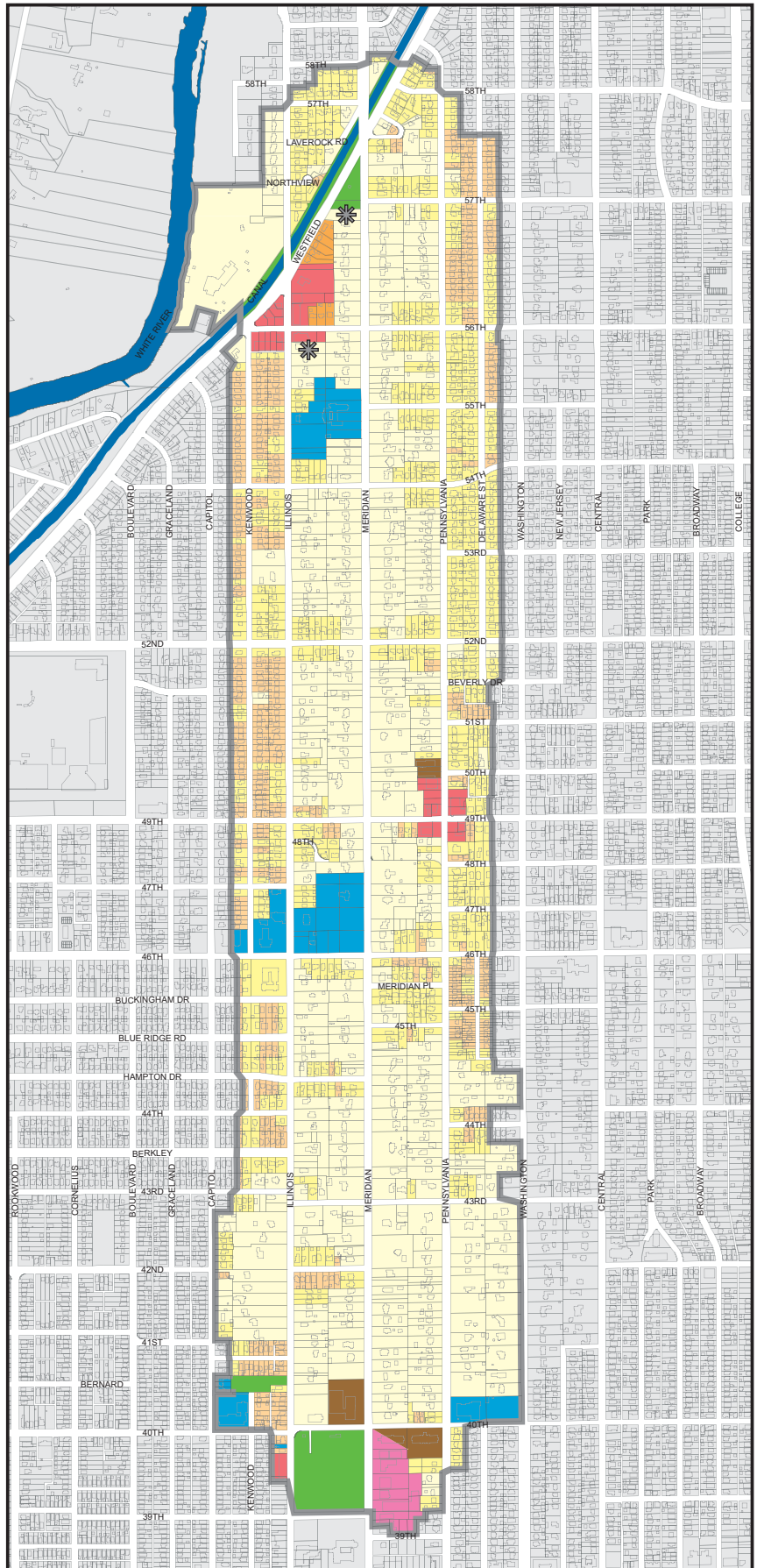
Neighborhood Shopping

Shopping areas that serve the shopping needs of area residents. Grocery stores and pharmacies are examples of stores in a neighborhood shopping area.

Proposed Land Use



City of Indianapolis
Department of Metropolitan Development
Division of Planning
September 1, 2004







Special Use

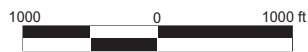
Churches, schools, government property, power substations, switching stations, non-profit agencies, nursing homes, hospitals, union halls and cemeteries are examples.

Parks and Open Space

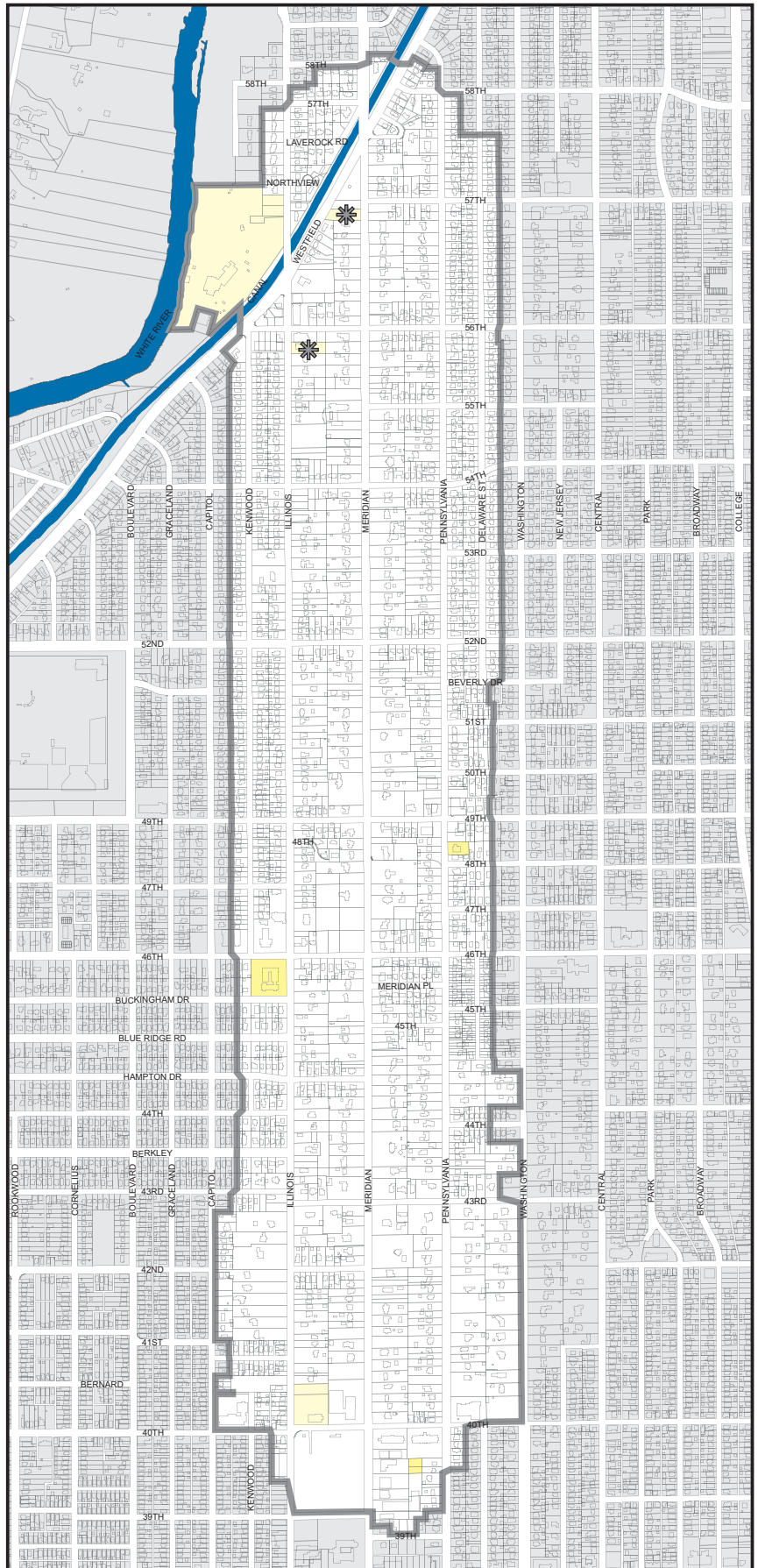
A park which usually contains facilities, or land possessing special environmental or valuable natural characteristics, such as wetlands, woodlands and aquifers.

Proposed Changes in Land Use

-  Very Low-Density Single-Family (0-2 U/A)
-  Low-Density Single-Family (3-5 U/A)
-  Meridian Street Preservation Area Boundary
-  If existing use of building leaves, new use should be residential



City of Indianapolis
Department of Metropolitan Development
Division of Planning
September 1, 2004



ZONING PLAN

After reviewing current zoning and recommendations for future land use, a zoning plan was developed. The recommended zoning changes in this plan are to be used only as an indication of the desirable zoning of sites in the Meridian Street Preservation Area. It should not be inferred from the zoning plan that recommending zoning classifications automatically bestows new regulations on property. Zoning decisions are made through the petitioning process and must be heard and voted upon by the Metropolitan Development Commission. Realistically, the zoning plan is a guide for incremental change, not a mandate for immediate action.

Some of the recommended zoning changes for the Meridian Street Preservation Area are designed to properly designate various properties whose uses, although appropriate, are not supported by the proper zoning classifications. The other zoning recommendations provide direction for development on vacant land and areas in transition to a different use based on the recommendations of the land use plan. An effort was made to separate incompatible uses through buffering and transitional uses.

Zoning Definitions

The following section describes zoning districts recommended in the zoning plan.


Dwelling Districts

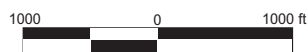
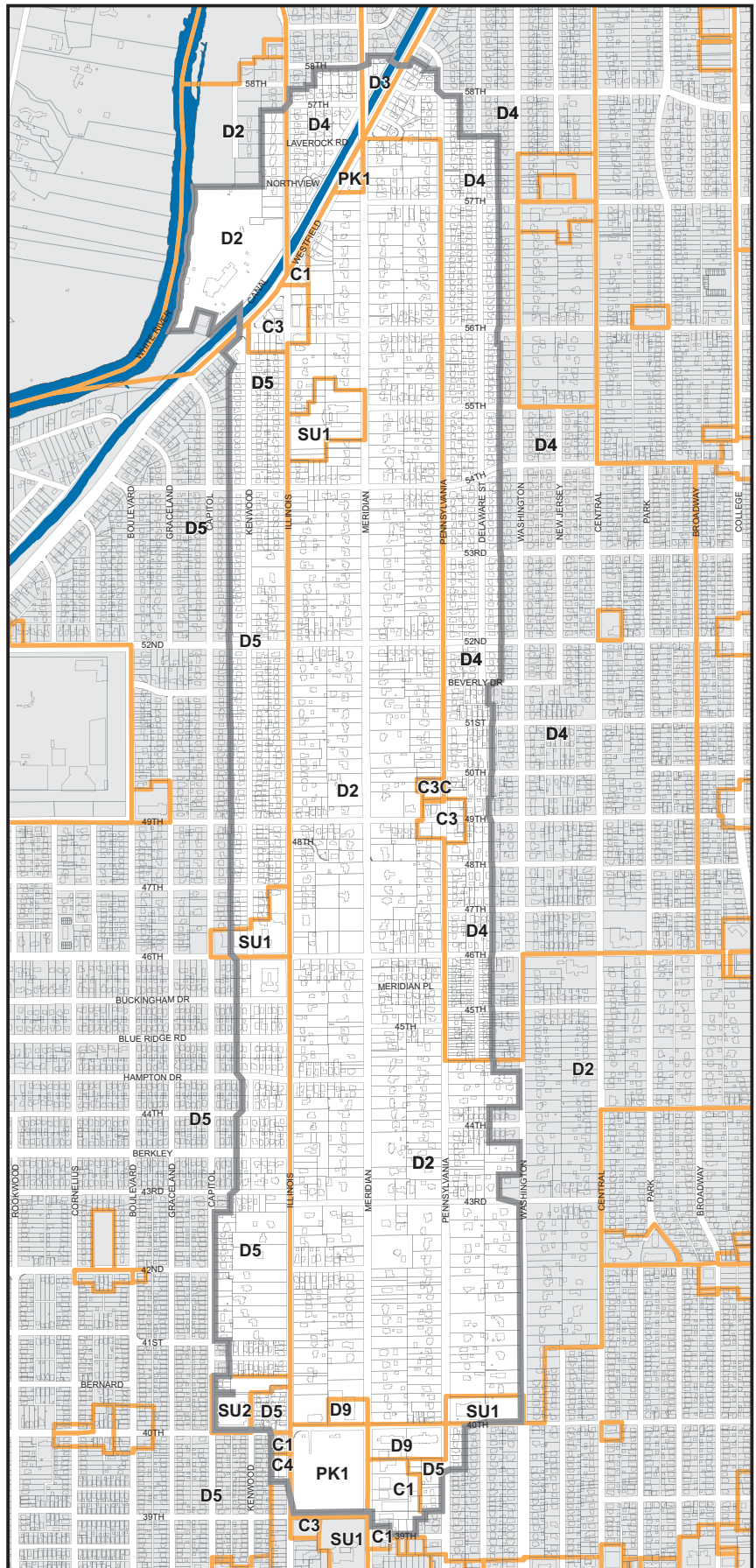
- **D2** - Low-Density Single-Family. Permitted is single-family development. Two-family dwellings are permitted on corner lots only. Attachment to public or semi-public water and sanitary facilities is mandatory.
- **D3** - Medium-Density Single-Family. Permitted is single-family development. Two-family dwellings are permitted on corner lots only. Attachment to public or semi-public water and sanitary facilities is mandatory.
- **D4** - Medium/High-Density Single-Family. Permitted are the same uses as D3, but smaller lot and unit sizes are allowed.
- **D5** - Medium/High-Density Single-Family. Permitted are single and two-family dwellings. Attachment to public or semi-public water and sanitary facilities is mandatory.
- **D9** - High-Density Multi-Family. Permits low-rise to high-rise high-density multi-family apartments. Maximum height of buildings is unlimited.

Commercial Districts

- **C1** - Office Buffer. Exclusive office district.
- **C3** - Neighborhood Commercial. Permits a range of indoor retail sales and personal, professional and business services in a neighborhood. Most C1 uses are permitted plus gas stations and convenience markets are permitted with restrictions. Carryout food establishments or restaurants are permitted, but does not permit outdoor seating.
- **C3C** - Corridor Commercial. Used as a buffer district similar to the C-1 district; however, it provides for retail use along portion of high-volume primary thoroughfares located in established residential areas. Residential and commercial uses are permitted within a single building. Permits most C-1 and many C-3 uses. In addition, residential use of upper story commercial buildings is permitted.
- **C4** - Community/Regional Commercial. Permits business groupings and regional shopping centers. Permits most C1 and C3 uses as well as department and discount department stores.

Existing Zoning

- D2- Low-Density Single-Family
- D3- Medium-Density Single-Family
- D4- Medium/High-Density Single-Family
- D5- Medium/High-Density Single-Family
- D9- High-Rise Apartments
- C1- Office Buffer District
- C3- Neighborhood Commercial District
- C3C- Corridor Commercial
- C4- Community/Regional Commercial District
- PK1- Park District One
- SU1- Church
- SU2- School
-  Meridian Street Preservation Area Boundary



City of Indianapolis
Department of Metropolitan Development
Division of Planning
September 1, 2004

Special Use Districts

- SU1 - Church.
- SU2 - School.

Park Districts

- PK1 - Park District One. Permits all sizes and ranges of public park land and facilities.

LIST OF ALL RECOMMENDED LAND USE CHANGES

Table 7: Proposed Land Use Differs from Existing Land Use

Parcel ID	Street Number	Street Name	Existing Land Use	Proposed Land Use	Description of Parcel
8010355	40	40TH ST	S-Special Use	VLD-Single-Family	MLK Multi-Service Center
8030450	4009	ILLINOIS ST	S-Special Use	VLD-Single-Family	MLK Multi-Service Center
8010190	4550	ILLINOIS ST	S-Special Use	VLD-Single-Family	University Park Christian Church
8012272	4601	ILLINOIS ST	VL-Vacant Lot	VLD-Single-Family	Old Shell Station
8035425	4611	ILLINOIS ST	VL-Vacant Lot	VLD-Single-Family	Old Shell Station
8015291	5555	ILLINOIS ST	S-Special Use	VLD-Single-Family*	IFD Station #16
8007731	5640	ILLINOIS ST	S-Special Use	VLD-Single-Family	Rivera Club
8034743	5644	ILLINOIS ST	S-Special Use	VLD-Single-Family	IPL Substation (inactive)
8033144	5646	ILLINOIS ST	VL-Vacant Lot	VLD-Single-Family	Vacant Lot
8036347	5648	ILLINOIS ST	VL-Vacant Lot	VLD-Single-Family	Vacant Lot
8013329	3935	MERIDIAN ST	OC- Office Center	LD-Single-Family	Spohn Associates vacant land
8017282	3935	MERIDIAN ST	OC- Office Center	LD-Single-Family	Spohn Associates vacant land
8013635	5694	MERIDIAN ST	NS-Neighborhood Shopping	VLD-Single-Family*	Dodd's Town House
8016642	4809	PENNSYLVANIA ST	OC-Office Center	LD-Single-Family	Dentist Office

* Indicates if existing use of building leaves, new use should be residential

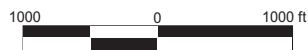
LIST OF ALL RECOMMENDED ZONING CHANGES

Table 8: Proposed Zoning Differs from Existing Zoning

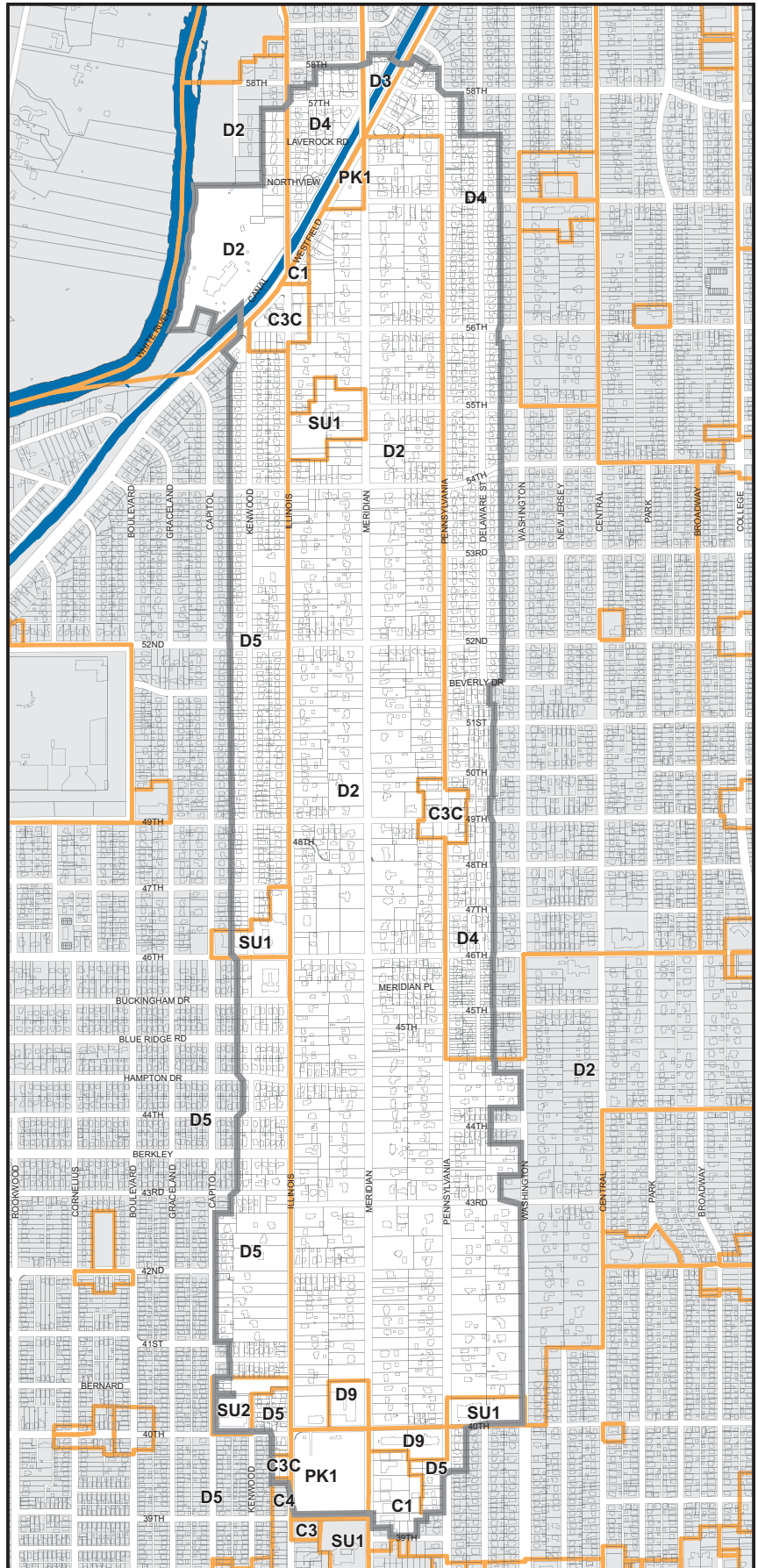
Parcel ID	Street Number	Street Name	Existing Zoning	Proposed Zoning	Description of Parcel
8013592	111	40TH ST	C1	D5	Single-family house
8021898	111	49TH ST	C3	C3C	Auto Care
8010690	116	49TH ST	C3	C3C	Hamaker/ Antique/Meridian Heights
8033505	50	49TH ST	C3	C3C	Vacant Commercial
8020456	119	56TH ST	C3	C3C	Finished Look/Reardon Tennis (parking)
8020457	119	56TH ST	C3	C3C	Finished Look/Reardon Tennis (parking)
8020458	119	56TH ST	C3	C3C	Finished Look/Reardon Tennis (parking)
8020459	119	56TH ST	C3	C3C	Finished Look/Reardon Tennis (parking)
8021554	4047	CAPITOL AVE	D2	SU2	House adjacent to school
8012101	4037	CAPITOL AVE	D2	SU2	House adjacent to school
8012100	4035	CAPITOL AVE	D2	SU2	House adjacent to school
8017612	3932	ILLINOIS ST	C4	C3C	Check N Go

Proposed Zoning

- D2- Low-Density Single-Family
- D3- Medium-Density Single-Family
- D4- Medium/High-Density Single-Family
- D5- Medium/High-Density Single-Family
- D9- High-Rise Apartments
- C1- Office Buffer District
- C3C- Corridor Commercial
- C4- Community/Regional Commercial District
- PK1- Park District One
- SU1- Church
- SU2- School
-  Meridian Street Preservation Area Boundary



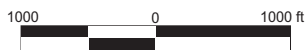
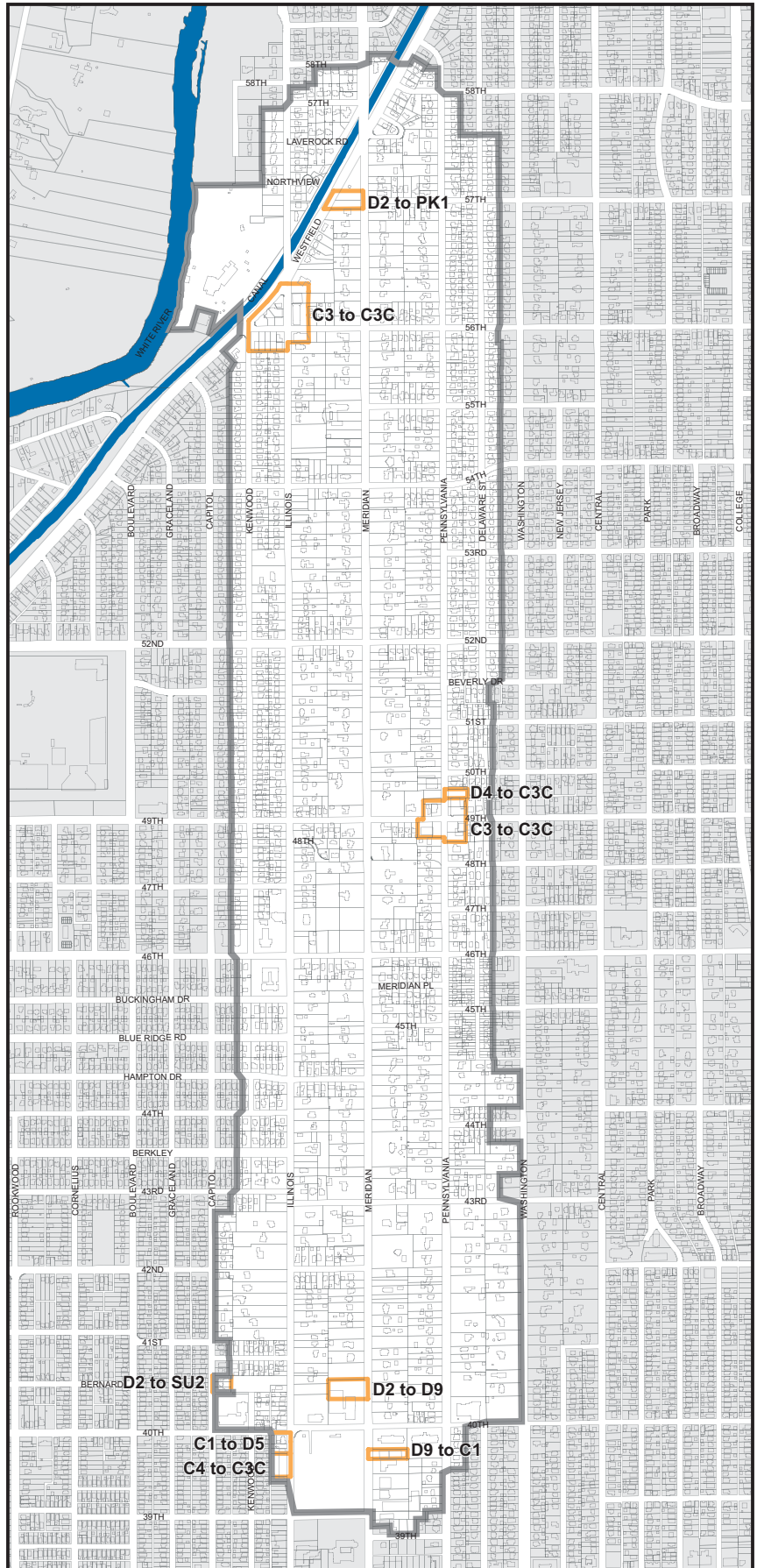
City of Indianapolis
Department of Metropolitan Development
Division of Planning
September 1, 2004



8023737	3954	ILLINOIS ST	C1	D5	Single-family house
8010761	3956	ILLINOIS ST	C1	D5	IPL Substation (inactive)
8011189	3960	ILLINOIS ST	C1	D5	Single-family house
8020455	5556	ILLINOIS ST	C3	C3C	Finished Look/Reardon Tennis (parking)
8021032	5560	ILLINOIS ST	C3	C3C	Finished Look/Reardon Tennis (parking)
8012234	5561	ILLINOIS ST	C3	C3C	Twenty First Amendment
8019616	5601	ILLINOIS ST	C3	C3C	Emmetts Ltd
8023398	5602	ILLINOIS ST	C3	C3C	Safeway Foods
8021212	5628	ILLINOIS ST	C3	C3C	Amoco
8011081	5635	ILLINOIS ST	C3	C3C	Bank One (parking)
8029255	5640	ILLINOIS ST	C3	C3C	Safeway (parking)
8045873	3951	MERIDIAN ST	D9	C1	Indiana Cares
	4000	MERIDIAN ST	D2	D9	Tarkington Towers
8044776	5698	MERIDIAN ST	D2	PK1	Alice Carter Place
8015463	5706	MERIDIAN ST	D2	PK1	Alice Carter Place
8021107	4811	PENNSYLVANIA ST	C3	C3C	Shell Station
8011509	4838	PENNSYLVANIA ST	C3	C3C	Sullivan's Hardware
8020698	4841	PENNSYLVANIA ST	C3	C3C	Shell Station
8021214	4860	PENNSYLVANIA ST	C3	C3C	Sullivan's Hardware (parking)
8010689	4901	PENNSYLVANIA ST	C3	C3C	Hamaker Pharmacy
8021263	4902	PENNSYLVANIA ST	C3	C3C	Pete's Service Center
8009604	4915	PENNSYLVANIA ST	D4	C3C	Hamaker/ Antique/ Meridian Heights (parking)
8023396	149	WESTFIELD BLVD	C3	C3C	Safeway Foods (parking)

Proposed Changes in Zoning

- D2- Low-Density Single-Family
- D3- Medium-Density Single-Family
- D4- Medium/High-Density Single-Family
- D5- Medium/High-Density Single-Family
- D9- High-Rise Apartments
- C1- Office Buffer District
- C3C- Corridor Commercial
- C4- Community/Regional Commercial District
- PK1- Park District One
- SU1- Church
- SU2- School
-  Meridian Street Preservation Area Boundary



City of Indianapolis
Department of Metropolitan Development
Division of Planning
September 1, 2004

Credits

Residents:

Meridian Street Foundation members

Administration and Policy Direction:

City of Indianapolis

Mayor Bart Peterson

Deputy Mayor Carolyn M. Coleman

Metropolitan Development Commission:

Sylvia Trotter, President

Ed Treacy, Vice President

James J. Curtis, Sr., Co-Secretary

Lee Marbles, Co-Secretary

Harold Anderson

John M. Bales II

Robert Kennedy

Brian Murphy

Steven Stolen

Department of Metropolitan Development:

Maury Plambeck, AICP, Director

Division of Planning:

Michael Peoni, AICP, Administrator

Robert Wilch, Planner in Charge

Nicole Mueller